Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,800.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2011. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CML PROPERTIES, LLC	**SAME**	**083-07-0-042.00**
(NAME) **5543 EDMONDSON PIKE, #140**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BRENDA JOYCE MCCUIN, JAMES EDWARD LUDWIG, FREDERICK CARLTON LUDWIG, AND LUCILE FRANCES LUDWIG,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CML PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 8 on the Map of the Robert E. Power Lands, as of record in Book 421, page 56, Register's Office for said County.

Said part of said Lot No. 8 fronts 50 feet on the westerly side of Powers Avenue and runs back between lines, 100.5 feet on the northerly line and 111.5 feet on the southerly line, to a dead line in the rear, measuring 52 feet more or less thereon.

Being the same property conveyed to George A. Ludwig and wife, Lucile Frances Ludwig, by deed from R. B. Waddey and wife, Ida Lee Waddey, of record in Book 1939, page 126, dated January 22, 1951, Register's Office for Davidson County, Tennessee. The said George A. Ludwig having since died. The said property furthered conveyed to Brenda Joyce McCuin, James Edward Ludwig and Frederick Carlton Ludwig, reserving a life estate to Lucile Frances Ludwig, by Quitclaim Deed from Lucile Frances Ludwig, unmarried, of record in Book 8754, page 150, dated September 22, 1992, said Register's Office.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

See Power of Attorney for Lucile Frances Ludwig of record in Instrument No. 20020115-0006043, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS HEREIN.

unimproved ( )
This is improved(X) property, known as **815 POWERS AVENUE, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110053523 DEEDWARR
Recvd: 08/30/11 12:27 4 pgs
Fees:23.00 Taxes:195.36
20110830-0067127

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of August, 2011.

BRENDA JOYCE MCCUIN

James Edward Ludwig

JAMES EDWARD LUDWIG

LUCILE FRANCES LUDWIG
By: Brenda Joyce McCuin, Attorney in Fact for Lucile Frances Ludwig

FREDERICK CARLTON LUDWIG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

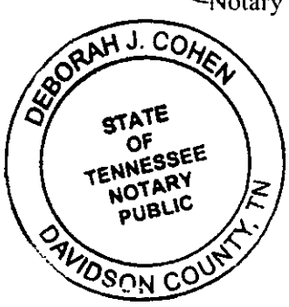
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Edward Ludwig,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of August, 2011.

My commission expires: **May 5, 2015**

Deborah J. Cohen

Notary Public



TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27 day of August, 2011.

Brenda Joyce McCuin
BRENDA JOYCE MCCUIN

JAMES EDWARD LUDWIG

Lucile Frances Ludwig
By Brenda Joyce McCuin Atty in Fact
LUCILE FRANCES LUDWIG
By: Brenda Joyce McCuin, Attorney in Fact for Lucile Frances Ludwig

FREDERICK CARLTON LUDWIG

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda Joyce McCuin,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Plano, Texas this 27 day of August, 2011.

My commission expires: 08-18-12

Michele Austin
Notary Public

MICHELE AUSTIN
Notary Public, State of Texas
My Commission Expires
August 18, 2012

STATE OF TEXAS
COUNTY OF Collin

On this 27 day of August, 2011, before me personally appeared **Brenda Joyce McCuin, Attorney in Fact for Lucile Frances Ludwig**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Lucile Frances Ludwig**, and who acknowledged that she executed the same as the free act and deed of **Lucile Frances Ludwig**.

Witness my hand and official seal at Plano, Texas this 27 day of August, 2011.

My commission expires: 08/18/12

Michele Austin
Notary Public

MICHELE AUSTIN
Notary Public, State of Texas
My Commission Expires
August 18, 2012

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of August, 2011.

BRENDA JOYCE MCCUIN

JAMES EDWARD LUDWIG

LUCILE FRANCES LUDWIG
By: Brenda Joyce McCuin, Attorney in Fact for Lucile Frances Ludwig

Frederick Carlton Ludwig
FREDERICK CARLTON LUDWIG

STATE OF TEXAS
COUNTY OF Tarrant

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frederick Carlton Ludwig,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Colleyville, Texas this 30 day of August, 2011.

My commission expires: 04/05/14

Shannon Kidd
Notary Public

SHANNON B KIDD
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-05-14